



COLLIN COUNTY

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To: Commissioners' Court

From: Ruben Delgado, P.E., Director of Engineering

Date: July 22, 2013

Re: Request for a waiver from the Subdivision regulations requirement for 25' building setback for lot 8A of the Sunset Point Subdivision

The owners of lot 8A of the Sunset Point Subdivision are requesting a waiver from the 25' building setback requirement on Stephanie Drive in order to build a detached garage.

LOCATION AND SIZE

Lot 8A is 1.085 acres that lies on the northeast corner of Andrew Drive and Stephanie Drive. The subdivision is located within the Sunset Point Subdivision off CR 560, west of the city of Farmersville, TX. (See location Map) The owner is requesting to adjust the Lot 8A building line from the existing 25' to approximately 7.5', starting 125' north of the property line to the back of the lot. (See attached plot plan) in order to build a detached garage. Stephanie drive is a side street that dead ends to a Corp of Engineers Easement. There are two lots that have side lot frontage on Stephanie Drive. All front setbacks to the main subdivision road remain unaffected.

The owners have received approval from their Home Owners Association to submit for the waiver and re-plat. No property rights are being affected. No current Right of Way is being affected and no future road or development plans are being affected.

If approved, the owners will submit a re-plat for consideration.

ACTION

We recommend Commissioners' Court approve the request for a waiver of the Subdivision Regulations requirement for a 25' building setback line as depicted in attached plot plan.